RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

BOX 10-A

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF AUGUST, 2003.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/15/03 14:16 2pgs
Fees:13.00 Taxes:480.63

20030815-0118222

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19618SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ben Charles Wallace Virginia Van Skiver-Wallace 448 Bowling Avenue Nashville, TN 37205	US Senate FCU 9693-A Main Street Fairfax, Virginia 22031	104-13-D-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Julie Gillis, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ben Charles Wallace and wife, Virginia Van Skiver-Wallace, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit E-2 as shown on the Plan of Bellwood Terrace Condominiums at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of The Bellwood Terrace Homeowners' Association as described in Book 6100, page 177, in said Register's Office.

Being the same property conveyed to Julie Gillis by Deed from David Frederiksen and wife, Renee Frederiksen, of record in Book 11547, page 287, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 5200, page 568 and 569, in the Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Terrace Condominiums and By-Laws of record in Book 6100, page 177, as

amended by Instrument No. 19991213-0302356, Register's Office for Davidson County, Tennessee; and

4. Charter of Bellwood Terrace Homeowners' Association of record in Book 6098, page 370, in said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 448 Bowling Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this ____ day of August, 2003.

Julie Gillis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 8th, 2003, before me personally appeared Julie Gillis to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 8th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE